149.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	715,300 / 715,300
					USE VALUE:	715,300 / 715,300
					ASSESSED:	715,300 / 715,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY SEAN P
Owner 2:	MONAHAN-MURPHY DENISE
Owner 3:	
Street 1:	78 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MONAHAN WILLIAM R / ESTATE -
Owner 2:	MONAHAN MARGARET A -
Street 1:	78 QUINCY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,617 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Asbestos Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4617.000	324,300		391,000	715,300
Total Card	0.106	324,300		391,000	715,300
Total Parcel	0.106	324,300		391,000	715,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.06 | /Parcel: 400.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97932

GIS Ref

GIS Ref

Insp Date 06/27/18

PREVIOUS ASSESSMENT

Parcel ID 149.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,700	0	4,617.	391,000	715,700	715,700	Year End Roll	12/18/2019
2019	101	FV	245,800	0	4,617.	391,000	636,800	636,800	Year End Roll	1/3/2019
2018	101	FV	253,000	0	4,617.	346,300	599,300	599,300	Year End Roll	12/20/2017
2017	101	FV	253,000	0	4,617.	290,400	543,400	543,400	Year End Roll	1/3/2017
2016	101	FV	253,000	0	4,617.	290,400	543,400	543,400	Year End	1/4/2016
2015	101	FV	239,500	0	4,617.	251,300	490,800	490,800	Year End Roll	12/11/2014
2014	101	FV	239,500	0	4,617.	243,000	482,500	482,500	Year End Roll	12/16/2013
2013	101	FV	239,500	0	4,617.	231,200	470,700	470,700		12/13/2012

!11627!

PRINT

Date	Time
12/11/20	01:46:17

LAST REV

Date	Time
08/06/18	15:37:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11627

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONAHAN WILLIAM	70401-238		12/18/2017	Family	746,000	No	No		
	20779-19		9/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	97932
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	189	PATRIOT
11/18/1999	Meas/Inspect	268	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4617		Sq. Ft.	Site		0	70.	1.21	8									390,956						391,000	

Total AC/HA: 0.10599 | Total SF/SM: 4617 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 390,956 | Spl Credit | Total: 391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23724830
Const Adj.:	0.94040596
Adj $ / SQ:	145.439
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398408
Depreciation:	74104
Depreciated Total:	324304

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

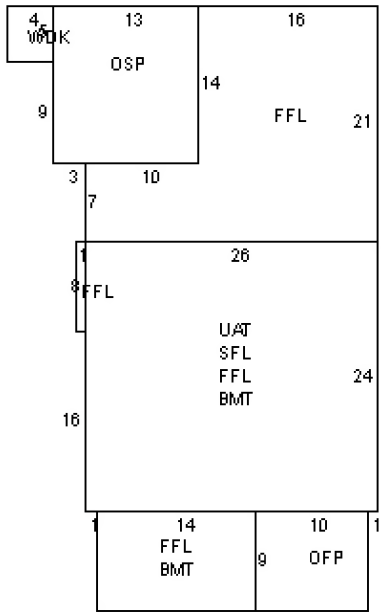
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.44
Special Features:	0	Val/Su Net:	108.61
Final Total:	324300	Val/Su SzAd	181.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	145.440	169,292
BMT	Basement	750	43.630	32,724
SFL	Second Floor	624	145.440	90,754
OSP	Screen Porch	182	26.450	4,813
UAT	Upper Attic	156	58.180	9,075
OFP	Open Porch	90	32.760	2,948
WDK	Deck	20	15.050	301
	Net Sketched Area:	2,986	Total:	309,907
Size Ad	1788	Gross Are	3454	FinArea 1788

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

149.0-0002-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	